060.0	0006	0001.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,092,100	/	1,092,100
USE VALUE:	1,092,100	/	1,092,100
ASSESSED:	1,092,100	/	1,092,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
72		WESTMINSTER AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DUTTON DEVRA R & ZACHARY J
Owner 2:	
Owner 3:	
Street 1:	72 WESTMINSTER AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COLMAN CRAIG -
Owner 2:	COLMAN THEA -
Street 1:	72 WESTMINSTER AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .287 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1857, having primarily Aluminum Exterior and 3474 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12500.000	533,000	2,600	556,500	1,092,100
Total Card	0.287	533,000	2,600	556,500	1,092,100
Total Parcel	0.287	533,000	2,600	556,500	1,092,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 314.39 /Parcel: 314.39

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 40011

GIS Ref

GIS Ref

Insp Date 06/03/20

!5271!

PREVIOUS ASSESSMENT

Parcel ID 060.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	533,000	2600	12,500.	556,500	1,092,100		Year end	12/23/2021
2021	101	FV	517,200	2600	12,500.	556,500	1,076,300		Year End Roll	12/10/2020
2020	101	FV	417,000	2600	12,500.	556,500	976,100	976,100	Year End Roll	12/18/2019
2019	101	FV	317,900	2700	12,500.	548,600	869,200	869,200	Year End Roll	1/3/2019
2018	101	FV	318,000	0	12,500.	421,400	739,400	739,400	Year End Roll	12/20/2017
2017	101	FV	318,000	0	12,500.	397,500	715,500	715,500	Year End Roll	1/3/2017
2016	101	FV	318,000	0	12,500.	365,700	683,700	683,700	Year End	1/4/2016
2015	101	FV	300,000	0	12,500.	341,900	641,900	641,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:54:31

LAST REV

Date	Time
06/03/20	10:14:14
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5271

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COLMAN CRAIG,	57056-168		6/28/2011		650,000	No	No		
CONNEELY MARTIN	31717-398		8/15/2000		425,000	No	No	4	
	12063-580		8/27/1971		23,500	No	No		N

USER DEFINED

Prior Id # 1:	40011
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/31/2018	1946	Addition	213,980	O				Addition and reno
3/31/2003	212	Re-Roof	3,500					
2/22/2001	116	Redo Kit	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/3/2020	Permit Visit	DGM	D Mann
6/3/2020	Measured	DGM	D Mann
9/15/2018	MEAS&NOTICE	HS	Hanne S
6/27/2012	Measured	JBS	JOHN S
12/8/2008	Meas/Inspect	336	PATRIOT
11/15/2000	MLS	MM	Mary M
2/2/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/11/2000	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12500		Sq. Ft.	Site		0	70.	0.64	6									556,500						556,500	

Total AC/HA:	0.28696	Total SF/SM:	12500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total: 556,500	Spl Credit	Total: 556,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:	1 - Wood Shingl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1857	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	2 - Softwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.14528298
Const Adj.:	1.04469740
Adj $ / SQ:	161.524
Other Features:	100218
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	597579
Depreciation:	64539
Depreciated Total:	533040

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

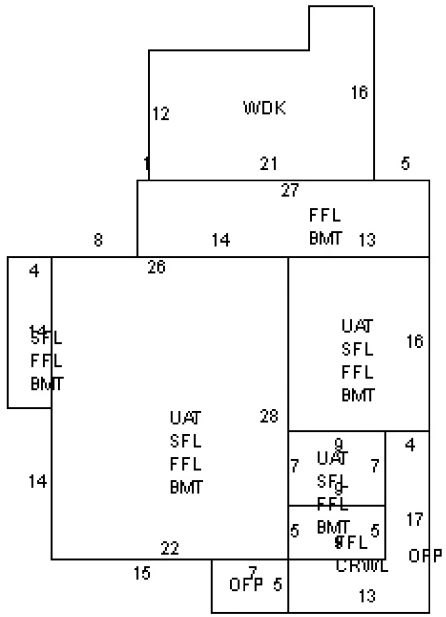
No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	177.68
Special Features:	0	Val/Su Net:	135.18
Final Total:	533000	Val/Su SzAd	251.42

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,177	161.520	190,114
BMT	Basement	1,132	63.960	72,407
SFL	Second Floor	943	161.520	152,317
WDK	Deck	276	10.050	2,775
UAT	Upper Attic	222	90.450	20,058
OFP	Open Porch	148	28.880	4,275
CRWL	Crawl Space	45	24.230	1,090
	Net Sketched Area:	3,943	Total:	443,036
Size Ad	2120	Gross Area	4608	FinArea 3474

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	F	
UAT	100	FLA	100	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 060.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	25X43	A	AV	2010	2.60	T	7.2	101			2,600			2,600

More:	N	Total Yard Items:	2,600	Total Special Featues:		Total:	2,600